
1 **2021-50 - (1ST READING): TO AMEND ARTICLE 10 PARKING & LOADING TO**
2 **ALLOW CURB CUTS AND PARKING ON THE CABANA LOTS.**

3 **Applicant/Purpose:** George Wilson (applicant) / to amend the parking regulations to
4 allow curb cuts and parking on the cabana lots.

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6 **Brief:**

- 7 • Cabana lot zoning is only from 5400 North Ocean Blvd to 5732 North Ocean
8 Blvd.
- 9 • There are 37 Cabana lots.
- 10 • Cabana lots were originally platted to be 20-25 feet wide and some lots have
11 been combined over time.
- 12 • Article 14 of the zoning code classifies the Cabana Section as Conservation and
13 a Conditional use area with no allowed parking.
- 14 • Planning Commission: 10/5/2021 unanimously recommends denial (8/0):
 - 15 • The request is inconsistent with the Cultural Resources and Natural
16 Resources goals and objectives of the comprehensive plan.
 - 17 • The precedents and the possible effects of parking on these ecologically
18 sensitive lots could lead to destruction in the Coastal Protection Zone.
 - 19 • Vehicular access will negatively impact the structural integrity of the
20 curbing, sidewalk, as well as storm water drainage. These are all financial
21 detriments to the city.

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23 **Issues:**

- 24 • Current zoning does not allow for curb cuts or parking on the cabana lots.
- 25 • Current classification of the Cabana Section is neither residential nor
26 commercial.
- 27 • Cabanas are very close, if not on top of the dune in some places and this area
28 is part of the Coastal Protection zone.
- 29 • Concerns with outside developers coming in, buying a plot(s) and making them
30 into mini-parking lots for their private development located outside the City.

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32 **Public Notification:** Agenda published and posted. Legal ad ran in the Myrtle Beach
33 Herald.

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35 **Alternatives:**

- 36 • Modify the proposed ordinance.
- 37 • Deny the proposed ordinance.

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39 **Financial Impact:** N/A

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41 **Manager's Recommendation:**

- 42 • I support the Planning Commission's recommendation and recommend denial
43 (12.14.21)

44
45 **Attachment(s):** Application, Staff Report

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CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

TO AMEND ARTICLE 10 PARKING &
LOADING TO ALLOW CURB CUTS
AND PARKING ON THE CABANA
LOTS.

IT IS HEREBY ORDAINED Section 1006.E. is amended to delete subsection 6 as follows:

SECTION 1006.E. Exceptions to Minimum Parking Requirements.

~~6. Cabana Section (CS) District: No parking, vehicular use areas, driveways or
curb cuts are permitted in the Cabana Section (CS).~~

This ordinance will take effect upon second reading.

BRENDA BETHUNE, MAYOR

ATTEST:

JENNIFER ADKINS, CITY CLERK

1st Reading: 12-14-2021

2nd Reading:

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2 **STAFF COMMENTS:**

3
4 **Police:** No Concerns

5 **Fire:** No concerns

6 **Parks & Rec:**

- 7 • The Cabana section path is a Linear park that includes outdoor workout stations,
8 potentially allowing curb cuts would dramatically decrease the safety of the path
9 and leave open the possibility of vehicles moving across the path and partially or
10 totally blocking the workout path while parking. Also, the path is currently flat and
11 adding curb cuts would make the path an uneven surface which we would like to
12 avoid. PRST would like to see the path remain as it is.

13 **Public Works:**

- 14 • Curb-cuts for driveways will conflict with the existing multi-purpose sidewalk.
15 • Comments from 1997 regarding lot width and driveway width are still valid.
16 • Developed cabana lots are too narrow to allow for typical driveway spacing. If the
17 Zoning Code is changed to allow for parking in this section, the existing curb &
18 gutter will need to be replaced with roll curb and gutter so there are not multiple
19 curb-cuts.
20 • The existing sidewalk will need to be replaced with 6" thick concrete (currently 4").
21 6" thick is standard thickness where vehicles drive across the sidewalk.
22 • Removal of existing standard curb to roll curb and sidewalk replacement will be
23 very costly and should not be funded by the City.
24 • Installation of roll curb and new sidewalk must be done all at one time and not lot
25 by lot

26 **Planning:**

- 27 • The Cabana lots have been in existence as far back as the 50's with regulations
28 • In 1997 Planning Commission heard a request for parking on the Cabana lots but
29 the request was not approved
30 • There are no regulations regarding Cabana parking spaces or driveways because
31 it's not classified residential or commercial.
32 • Although the request is to change parking in the Cabana section, these lots are
33 also part of the Coastal protection Zone and in the VE flood zone. Those
34 regulations and restrictions would still apply.
35 • The Comprehensive Plan Historic Preservation Goal states; Lands, sites and
36 structures that have historical or archaeological significance will be identified,
37 preserved, and protected.
38 • The Natural Resources Element speaks to minimizing the destruction of
39 ecologically sensitive lands and minimizing our ecological footprint.
40 • None of the existing parking regulations regarding parking spaces or driveways
41 would apply due to the Cabana lots special classification.
42 • Article 11, section 1111.G of Flood Plain regulations states there shall be no
43 alteration of sand dunes which would increase potential flood damage.
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Section 403. Findings of Fact Required

In reviewing any petition for a zoning amendment, the Planning Commission shall identify and evaluate all factors relevant to the petition, and shall report its findings in full, along with its recommendations for disposition of the petition, to the City Council. Factors shall include, but shall not be limited to, the following:

- 403.A. Whether or not the requested zoning change is consistent with the Comprehensive Plan or is justified by an error in the original ordinance.
- 403.B. The precedents and the possible effects of such precedents, which might result from approval or denial of the petition.
- 403.C. The capability of the City or other government agencies to provide any services, facilities, or programs that might be required if the petition were approved.
- 403.D. Effect of approval of the petition on the condition or value of property in the City.
- 403.E. Effect of approval of the petition on adopted development plans and policies of the City.

